005.A	0004	0070.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,300	/	934,300
USE VALUE:	934,300	/	934,300
ASSESSED:	934,300	/	934,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #: 70

Owner 1:	LIU WEIRU
Owner 2:	
Owner 3:	
Street 1:	70 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	DEAN JOHN CLEMENT III -
Owner 2:	DEAN LISA KATERMAN -
Street 1:	70 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 2527 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	934,300			934,300
Total Card	0.000	934,300			934,300
Total Parcel	0.000	934,300			934,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.73 | /Parcel: 369.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 005.A-0004-0070.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	934,300	0	.		934,300		Year end	12/23/2021
2021	102	FV	918,200	0	.		918,200		Year End Roll	12/10/2020
2020	102	FV	902,000	0	.		902,000	902,000	Year End Roll	12/18/2019
2019	102	FV	878,600	0	.		878,600	878,600	Year End Roll	1/3/2019
2018	102	FV	800,400	0	.		800,400	800,400	Year End Roll	12/20/2017
2017	102	FV	719,000	0	.		719,000	719,000	Year End Roll	1/3/2017
2016	102	FV	718,800	0	.		718,800	718,800	Year End	1/4/2016

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEAN JOHN CLEME	78788-536	1	9/28/2021		1,165,000	No	No		
SINGH SANJIT &,	69560-48		7/6/2017		940,000	No	No		
LOMBARDI KEITH	64223-261		9/12/2014		767,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
5/11/2018	Measured	DGM	D Mann
2/28/2018	SQ Returned	MM	Mary M
5/14/2015	SQ Returned	MM	Mary M
1/6/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7312																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	21:51:30

LAST REV

Date	Time
11/10/21	10:02:09

mmcmakin

User Acct

316055

GIS Ref

GIS Ref

Insp Date

05/11/18

!16065!

PAT ACCT. 16065

USER DEFINED

Prior Id # 1:	5112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		1.5 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.73743570
Const Adj.:	0.98990101
Adj $ / SQ:	182.497
Other Features:	73184
Grade Factor:	1.21
NBHD Inf:	1.46700001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	948517
Depreciation:	14228
Depreciated Total:	934289

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
GLA: 2527,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	323.95
Special Features:	0	Val/Su Net:	369.73
Final Total:	934300	Val/Su SzAd	369.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,527	182.500	461,170

Net Sketched Area:	2,527	Total:	461,170

Size Ad	2527	Gross Area	2527	FinArea	2527

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

005.A-0004-0070.0

IMAGE

AssessPro Patriot Properties, Inc